

COMMITTEE AMENDMENT FORM

DATE: 02/28/07

COMMITTEE ZONING PAGE NUM. (S)___

ORDINANCE I. D. #07-O-0149 SECTION (S)

RESOLUTION I. D. #07-R- PARA.

AMENDS THE LEGISLATION BY CHANGING THE REZONING REQUEST FROM THE MRC-3 (MIXED RESIDENTIAL-COMMERCIAL) DISTRICT TO THE MR-4A (MULTI-FAMILY RESIDENTIAL) DISTRICT).

AMENDMENT DONE BY COUNCIL STAFF 02/28/07

City Council
Atlanta, Georgia

07-O-0149

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-06-139
Date Filed: 12-12-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1020, 1040 and 1060 Huff Road, N.W.** be changed from the I-2 (Heavy Industrial) District to the MR-4A (Multifamily Residential), District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 188, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

City Council
Atlanta, Georgia

07- 0 -0149

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BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps **1020, 1040 and 1060 Huff Road, N.W.**, be changed from the I-2 (Heavy Industrial) District to the MRC-3 (Mixed Residential-Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 188, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

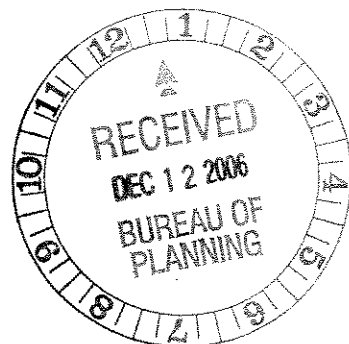
LEGAL DESCRIPTION

All that tract or parcel of land, lying and being in Land Lot 186 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at a $\frac{1}{2}$ inch rebar found on the right-of-way line of Huff Road, said point being located North 86 degrees 9 minutes 32 seconds East, 429.96 feet from the intersection of the existing centerlines of Huff Road and Menlo; proceed thence along said right-of-way line for the next two courses: North 84 degrees 37 minutes 23 seconds East, 132.58 feet to a point; proceed thence along a curve to the right, having a radius of 1349.98 feet and an arc length of 37.32 feet, with a chord bearing of North 84 degrees 25 minutes 33 seconds East and a chord length of 37.32 feet to an iron pin set and the True Point of Beginning; proceed thence along said right-of-way line for the next 9 courses: along a curve to the right, having radius of 816.90 feet and an arc length of 16.07 feet, with a chord bearing of North 88 degrees 40 minutes 16 seconds East and a chord length of 16.07 feet to an iron pin set; proceed thence along a curve to the right, having a radius of 703.11 feet and an arc length of 52.23 feet, with a chord bearing of South 86 degrees 44 minutes 46 seconds East and a chord length of 52.22 feet to an iron pin set; proceed thence South 85 degrees 3 minutes 49 seconds East, 52.94 feet to an iron pin set; proceed thence South 83 degrees 29 minutes 35 seconds East, 56.92 feet to an iron pin set; proceed thence South 83 degrees 24 minutes 39 seconds East, 54.24 feet to an iron pin set; proceed thence South 82 degrees 27 minutes 52 seconds East, 52.34 feet to an iron pin set; proceed thence South 81 degrees 52 minutes 00 seconds East, 25.85 feet to an iron pin set; proceed thence South 82 degrees 14 minutes 20 seconds East, 48.40 feet to an iron pin set; proceed thence South 84 degrees 21 minutes 36 seconds East, 41.02 feet to an iron pin set; proceed thence leaving said right-of-way line, South 6 degrees 50 minutes 9 seconds West, 216.40 feet to an iron pin set; proceed thence South 21 degrees 16 minutes 48 seconds West, 421.83 feet to an iron pin set; proceed thence North 82 degrees 38 minutes 32 seconds West, 294.47 feet to an iron pin set; proceed thence North 82 degrees 38 minutes 32 seconds West, 185.00 feet to a $\frac{1}{2}$ inch rebar found; proceed thence North 7 degrees 14 minutes 5 seconds East, 577.76 feet to an iron pin set and the True Point of Beginning.

Containing within said bounds, 336,881 square feet (7.733 acres) of land, more or less.

This is to assure that this property is the same property insured by Commitment No. 2-18865(R2) issued by the Chicago Title Insurance Company having an effective date of September 13, 2006 at 5:00 p.m. and is also the same property surveyed.



Z-06-139

RCS# 903
2/05/07
2:20 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

07-O-0143,0144,0145,0146,0147,0148,0149
07-O-0150,0151,0152
REFER ZRB/ZONE

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 1
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	E Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE